

## **REGULAR MEETING AGENDA**

Wednesday, July 13, 2016 7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

### **OPENING**

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

**The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently.** Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

### **OTHER BUSINESS**

**This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.**

1. Discussion, deliberation and possible authorization for Town Attorney John Louizos and Planning and Zoning Director Jeremy Ginsberg to settle specific pending litigation.

## **PUBLIC HEARINGS**

### **CALENDAR NO. 22-2016**

The application of Anna Trepanier and Bar Nala LLC, dba The Bar Method Darien on behalf of Hawthorne Realty and Darien Fire Dept. Inc. submitted on June 15, 2016 for a variance of Section 923.1 of the Darien Zoning Regulations; to allow the installation of wall and awning signs; Section 923.1: 4 in lieu of 2 maximum allowable signs; installation of a sign which does not abut a street; and installation of signs which project more than 12 inches from the face of the building. The property is situated on the southeast corner of the intersection formed by Boston Post Road and Sedgewick Avenue and is shown on Assessor's Map #71 as Lot #1, 2 & 17, being 800 Boston Post Road and located in the CBD (commercial) Zone.

### **CALENDAR NO. 23-2016**

The application of Carolyn J. Cavolo and Shipman & Goodwin LLP on behalf of Dolman Properties LLP submitted on June 15, 2016 for a variance of Section 904 of the Darien Zoning Regulations; to allow modified real estate business use; Section 904: 2 in lieu of 7 minimum required parking spaces. The property is situated on the northwest side of Grove Street approximately 90 feet southwest of the intersection with Brook Street and is shown on Assessor's Map #73 as Lot #20, being 22 Grove Street and located in the CBD (commercial) Zone.

## **DELIBERATIONS AND DECISIONS**

Discussion, deliberation and possible decisions for Public Hearing request items listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

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1. Approval of Minutes of meeting on May 18, 2016. ZBA members attending this meeting were Chuck Deluca, Vic Capellupo, Mike Nedder, Ruth Anne Ramsey, and Rich Wood.
2. Approval of Minutes of meeting on June 1, 2016. ZBA members attending this meeting were Chuck Deluca, Jeff Williams, Vic Capellupo, Gary Greene, Mike Nedder, Ruth Anne Ramsey, Rich Wood, and Kevin Fullington.
3. Election of Officers, by regular members only.
4. Adoption of 2017 Meeting Schedule.
5. Review of possible Resolution regarding timetable of ARB and ZBA applications review.
6. Review of possible Resolution regarding staff meeting with applicants prior to application submittal.
7. Review of proposed application form Item K clarifications.
8. Review of a possible moratorium on acceptance of sign applications.
9. Review of the Hescock case and its determinations.
10. Possible appointment of a committee to consider possible Bylaws and Policies.
11. Review of recent decisions and consideration of an evaluation.
12. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
13. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

## **ADJOURNMENT**